145.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,900 / 810,900
					USE VALUE:	810,900 / 810,900
					ASSESSED:	810,900 / 810,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
186		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRESTON PAUL L & KRISTA M
Owner 2:	
Owner 3:	
Street 1:	186 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PRESTON PAUL R & DIANNE -
Owner 2:	-
Street 1:	186 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5785.000	332,400	3,700	474,800	810,900
Total Card	0.133	332,400	3,700	474,800	810,900
Total Parcel	0.133	332,400	3,700	474,800	810,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 573.48 | /Parcel: 573.48

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	95104
GIS Ref	
GIS Ref	
Insp Date	01/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	332,400	3700	5,785.	474,800	810,900		Year end	12/23/2021
2021	101	FV	322,700	3700	5,785.	474,800	801,200		Year End Roll	12/10/2020
2020	101	FV	322,700	3700	5,785.	474,800	801,200	801,200	Year End Roll	12/18/2019
2019	101	FV	248,100	3700	5,785.	445,200	697,000	697,000	Year End Roll	1/3/2019
2018	101	FV	229,700	3700	5,785.	368,000	601,400	601,400	Year End Roll	12/20/2017
2017	101	FV	229,700	3700	5,785.	338,300	571,700	571,700	Year End Roll	1/3/2017
2016	101	FV	229,700	3700	5,785.	308,600	542,000	542,000	Year End	1/4/2016
2015	101	FV	217,000	3700	5,785.	302,700	523,400	523,400	Year End Roll	12/11/2014

!11339!

PRINT

Date	Time
12/30/21	12:20:59

LAST REV

Date	Time
06/23/21	14:01:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11339

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRESTON PAUL R	77426-7		4/5/2021	Family	500,000	No	No		
	8887-170		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	95104
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
1/27/2018	Inspected	BS	Barbara S
12/16/2017	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	355	PATRIOT
11/17/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5785		Sq. Ft.	Site		0	80.	1.03	9									474,842						474,800	

Total AC/HA:	0.13281	Total SF/SM:	5785	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	474,842	Spl Credit		Total:	474,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	182.214
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372624
Depreciation:	40243
Depreciated Total:	332381

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

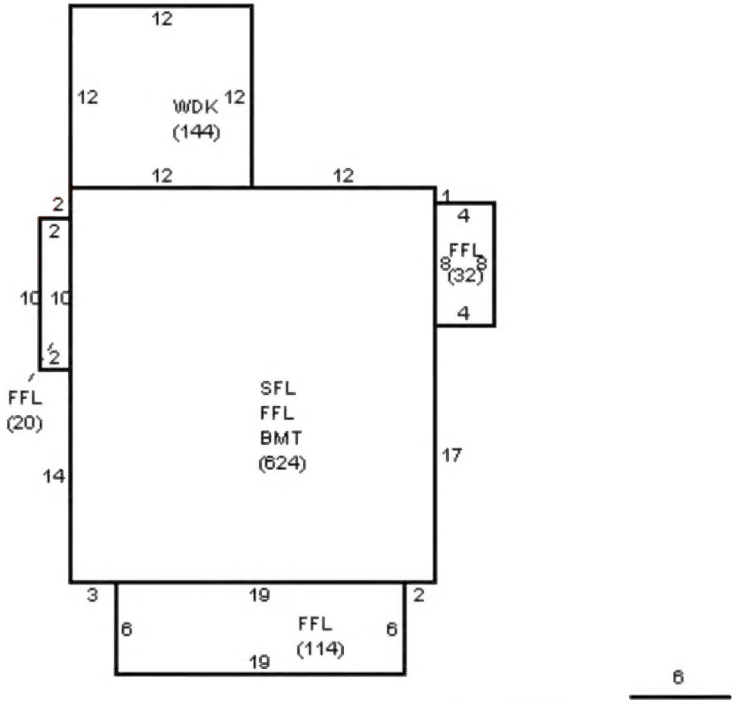
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.21
Special Features:	0	Val/Su Net:	152.34
Final Total:	332400	Val/Su SzAd	235.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	790	182.210	143,949
BMT	Basement	624	54.660	34,110
SFL	Second Floor	624	182.210	113,701
WDK	Deck	144	12.940	1,864

Net Sketched Area:	2,182			Total:	293,624
Size Ad	1414	Gross Area	2182	FinArea	1414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc